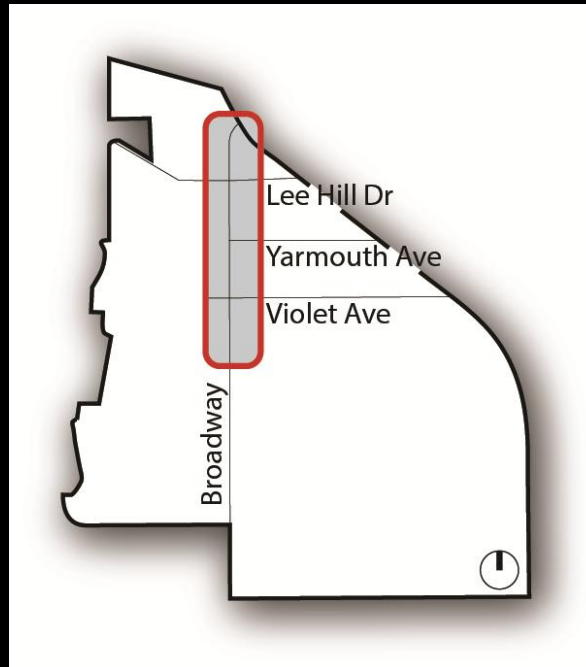


North Boulder Subcommunity Plan Update

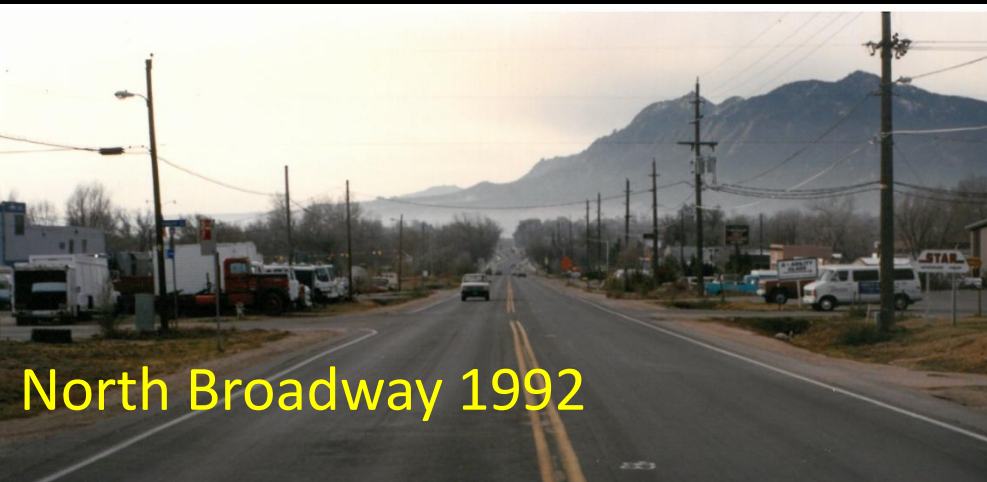
Focus on North Broadway



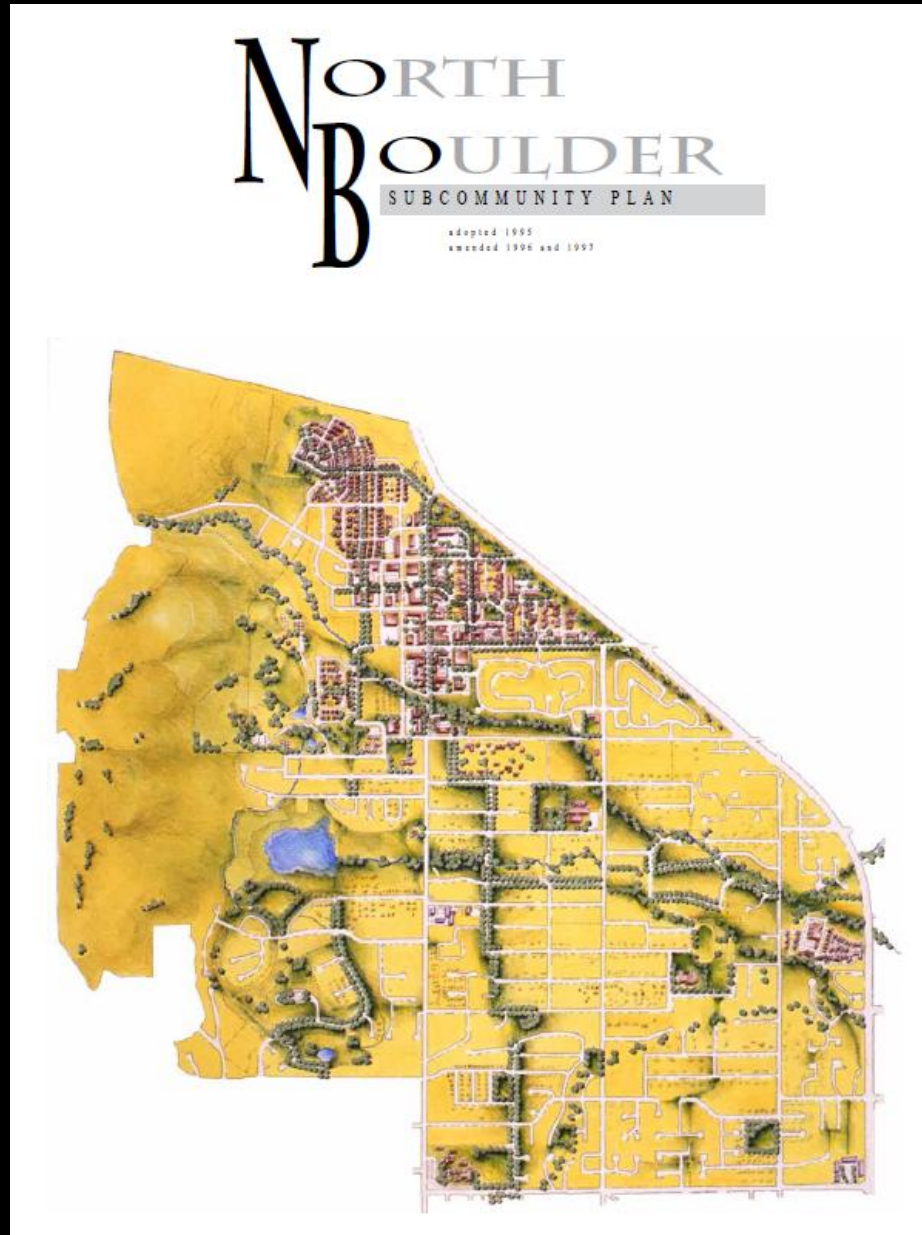
Open House
October 30, 2013

Open House Purpose

- Introduce Project
- Share New Information
- Flood Update and Implications on Project
- Information on Parallel Projects
- HEAR FROM YOU!

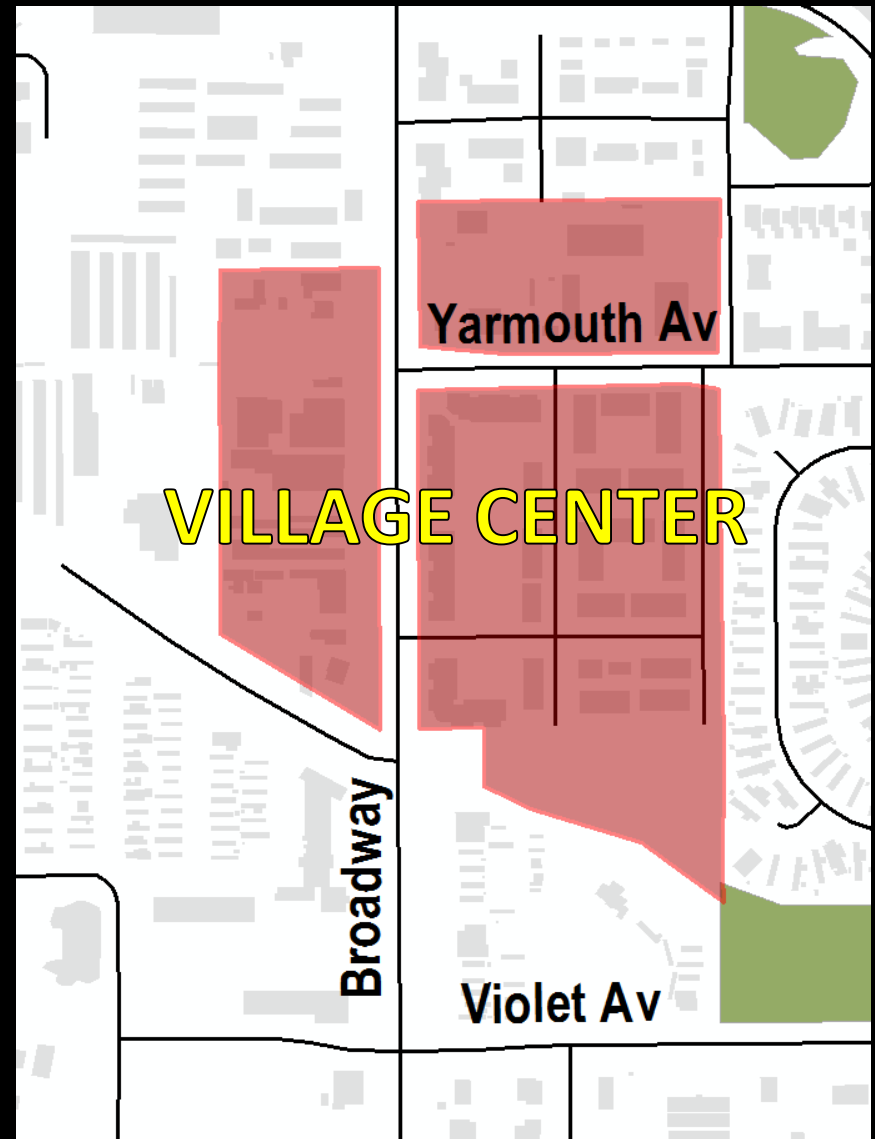


1995 North Boulder Subcommunity Plan



1995 North Boulder Subcommunity Plan

- Complete, Discernible Neighborhoods
- Walkable, Connected, and Mixed Use
- Diversity of Housing
- Design Quality
- Preservation of Service Industrial Businesses
- Network of Parks and Open Space, and
- **A Village Center as the “Heart of the Subcommunity”**



1995 Plan Implementation

- New Zoning Districts
- New Parks
- Annexations
- New Transportation Connections



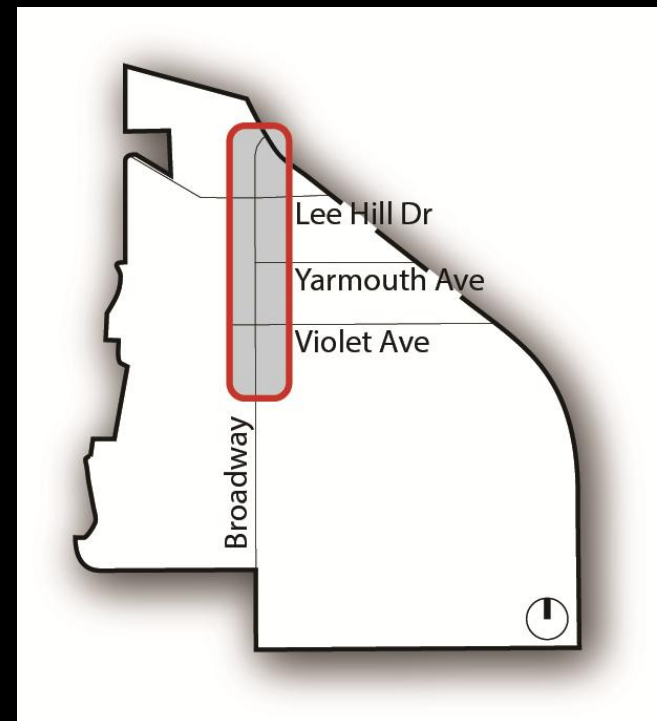
1995 Plan Implementation

- Part of Village Center
- 1,700 Housing Units
- 178,000 Square Feet Retail
- 290,000 Square Feet Office



Project Purpose and Scope

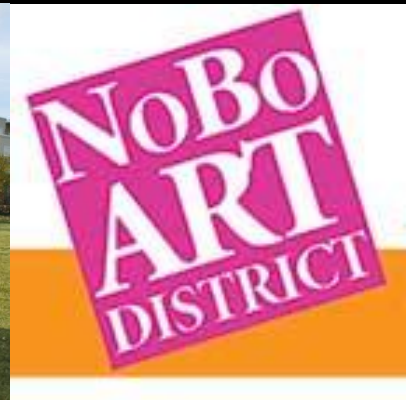
- 1995 Plan Has Shaped Mixed Use, Retail, Residential
- Key Elements of Plan Unrealized Along North Broadway
- **Targeted Update**
 - **Market Study**
 - **Analyze Changes Since 1995**
 - **Responsive to Flood Mitigation**
 - **Draft Plan Amendments**



2013 Issue Identification

What We've Heard To Date...

- North Broadway Most Opportunity and Potential
- Overconcentration of Affordable/Special Needs Housing
- Missing Transportation Connections
- Strong Support For Arts District and Library
- Flood Event Changes the Conversation



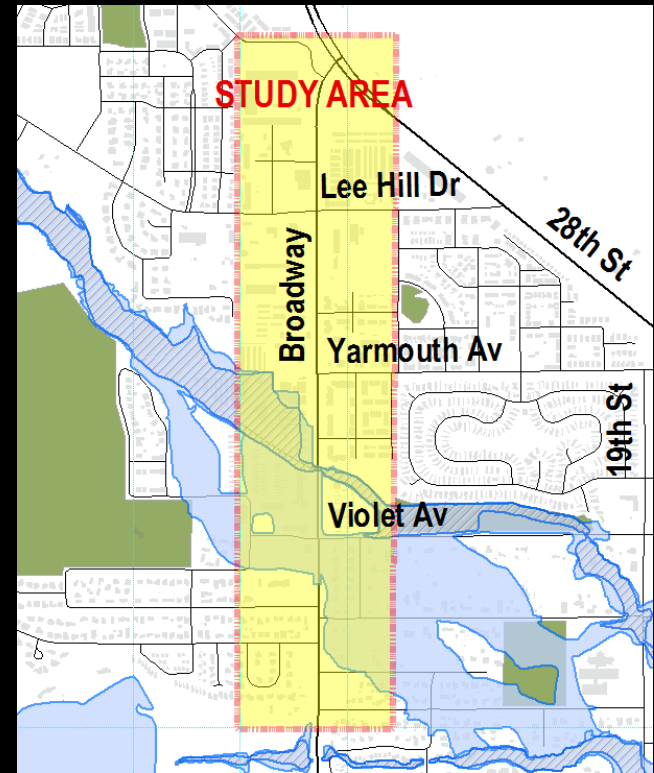
Flood Update

- Extents of 2013 flood event being documented
- Focus on recovery efforts over the next 6 months
- Fourmile Canyon Creek behaved differently
- Updated mapping/mitigation study will be initiated
- 12-18 month timeframe for mapping/mitigation study

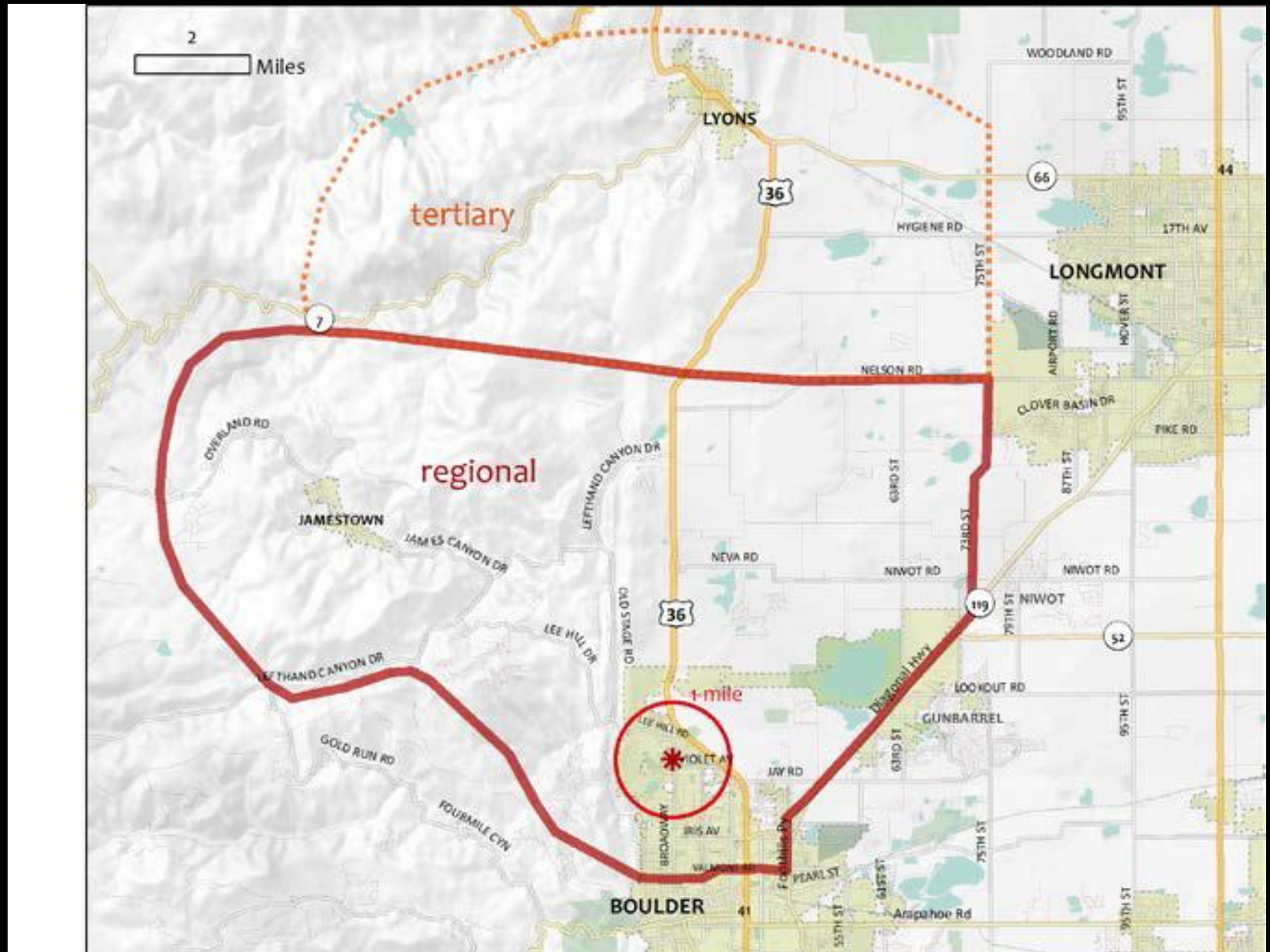
<http://boulderfloodinfo.net/>

Flood Impact on Project

- Impacts Land Use and Development Options
- Responsive to Results of Flood Assessment
- How to Move Forward in This New Context?



North Broadway Market Areas



North Broadway Market 2012

- Higher **Average Household Incomes and Home Values** than City and County (Regional and 1 Mile Markets)
- **Retail Dependent on Rooftops**
- 1 Mile/Neighborhood Market Area **Unmet Demand** for (approx):
 - 17,000 – 28,000 s.f. grocery (1 mile/neighborhood level)
 - 85,000 s.f. non grocery retail
- However, **New Retail May Impact Existing Retail** in Market Area, Unless More Rooftops Added

We Need Your Help

- What Do You Like or Not Like About North Broadway?
- What Are the Key Opportunities?
- What Actions Can the City Take in the New Flood Context?



Next Steps

- Compile Community Feedback to Inform Next Steps (asap)
- Targeted Plan Amendments (spring/summer 2014)
- Flood Mapping And Mitigation Planning Parallel (12-18 months)



Open House Layout

- **Project Information** – Display Boards, Maps
- **Project Feedback (In North Broadway Study Area)** – Tables, Comment Cards, Transportation Station
- **Parallel Initiatives** – Transportation Master Plan (Citywide), Flood Recovery, North Boulder Library
- **Mosaic**



THANK YOU!

Please join us in the open house.

Jeff Hirt

hirtj@bouldercolorado.gov

Key City Staff In Attendance:

- **Flood Recovery** – Bob Harberg
- **Transportation** – Randall Rutsch
- **Arts and Library** – Matt Chasansky
- **Planning and Zoning** – Susan Richstone, Lesli Ellis, Karl Guiller, Marcy Cameron